

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

§

COUNTY OF BEXAR

§

KNOW ALL PERSONS BY THESE PRESENTS:

That **PETCO REAL ESTATE HOLDINGS II LLC**, a Delaware limited liability company ("**Grantor**"), as the duly authorized owner of the Land (as defined below), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **KEM TEXAS, LTD.**, a Texas limited liability company ("**Grantee**"), whose address is c/o GrayStreet Partners, 4515 San Pedro Avenue, San Antonio, Texas 78212 the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee, the tract of land located in Bexar County, Texas, described in Exhibit A attached hereto and made a part hereof (the "**Land**"); together with all buildings and improvements thereon; all rights, privileges, easements, and appurtenances pertaining to the Land; all of Grantor's right, title, and interest in and to any alleys, strips, or gores adjoining the Land and all of Grantor's rights of ingress and egress to the Land, including, without limitation, any easements, rights-of-way, rights, or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the Land; and all of Grantor's right, title, and interest in and to any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage to the Land by reason of a change of grade thereof; all development rights, utility capacity, governmental approvals, licenses, and permits (including all water, sewer, and drainage capacity currently held by Grantor, if any, for the Land on the date hereof), to the extent they relate to the ownership, use, leasing, maintenance, service, or operation of the Land; all of Grantor's right, title, and interest in and to any oil, gas, and other minerals in, under, and that may be produced from the Land, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate; all of Grantor's right, title, and interest in and to all site plans, surveys, environmental studies, soil studies, substrata studies, architectural drawings, plans and specifications, engineering plans and studies, floor plans, landscape plans, and other plans or studies of any kind that relate to the Land or the improvements thereon (the Land, together with the foregoing interests being referred to herein as the "**Property**").

This conveyance, however, is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof, but only to the extent the same are valid and subsisting and affect the Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee hereby assumes and agrees to pay all taxes affecting the Property for the year 2022 and subsequent years.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date set forth below, to be effective as of the 20 day of July, 2022.

GRANTOR:

PETCO REAL ESTATE HOLDINGS II LLC,
a Delaware limited liability company

By: _____

Name: Brian LaRose

Title: Senior Vice President, Finance

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

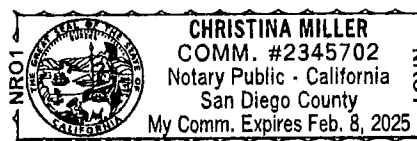
State of California

County of San Diego

On July 7, 2022 before me, Christina Miller, Notary Public, personally appeared Brian LaRose, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Christina Miller
[Seal]

(Seal)

Exhibit A – Description of the Property

Exhibit B - Permitted Exceptions

After recording, please return to:

KEM Texas, Ltd.

c/o GrayStreet Partners

4515 San Pedro Avenue

San Antonio, Texas 78212

EXHIBIT A

Description of the Property

SEE ATTACHED

METES AND BOUNDS DESCRIPTION
FOR

A 10.058 acre, or 438,138 square feet more or less, tract of land out of that remaining portion of a 20.558 acre tract conveyed to Petco Real Estate Holdings II LLC in deed recorded in Document No. 20160065787 of the Official Public Records of Bexar County, Texas, out of the John W. McCamley Survey No. 70, Abstract No. 470, County Block 4329, now in New City Block 15329, of the City of San Antonio, Bexar County, Texas. Said 10.058 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found $\frac{1}{2}$ " iron rod on the west right-of-way line of Midhurst Avenue, a 60-foot public right-of-way recorded in Volume 9517, Pages 9-18 of the Deed and Plat Records of Bexar County, Texas, at the southeast corner of Lot 2, Block 4, Great Hearts – Ingram Subdivision, recorded in Volume 9723, Page 169 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with said west right-of-way line the following courses:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of $35^{\circ}39'16''$, a chord bearing and distance of $S 19^{\circ}43'36'' E$, 263.29 feet, for an arc length of 267.58 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

$S 37^{\circ}33'14'' E$, a distance of 219.19 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of $S 07^{\circ}26'46'' W$, 21.21 feet, for an arc length of 23.56 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of Richland Hills Drive, a variable width public right-of-way with a 72-foot minimum, recorded in Volume 9517, Pages 9-18 of said Deed and Plat Records;

THENCE: Along and with said north right-of-way line the following courses;

$S 52^{\circ}26'46'' W$, a distance of 15.00 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Job No. 9135-22
10.058 Acres
Page 2 of 2

Southwesterly, along a tangent curve to the right, said curve having a radius of 749.00 feet, a central angle of 41°48'14", a chord bearing and distance of S 73°20'53" W, 534.44 feet, for an arc length of 546.48 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 85°45'00" W, a distance of 359.04 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of Lot 1, Block 4, Westpointe Corporate Centre – Unit 1, recorded in Volume 9578, Pages 195-198 of said Deed and Plat Records;

THENCE: N 39°12'54" W, departing said north right-of-way line, along and with the east line of said Lot 1, a distance of 10.92 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 05°47'06" E, continuing along said east line, a distance of 520.21 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said Lot 1;

THENCE: Northwesterly, along and with the north line of said Lot 1, along a non-tangent curve to the right, said curve having a radius of 690.00 feet, a central angle of 10°28'21", a chord bearing and distance of N 65°27'49" W, 125.94 feet, for an arc length of 126.12 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of said Lot 2;

THENCE: S 90°00'00" E, along and with the south line of said Lot 2, a distance of 731.30 feet to the POINT OF BEGINNING and containing 10.058 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9135-22 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 16, 2022
JOB NO. 9135-22
DOC. ID. N:\Survey22\22-9100\9135-22\Word\9135-22 FN 10.058AC.docx

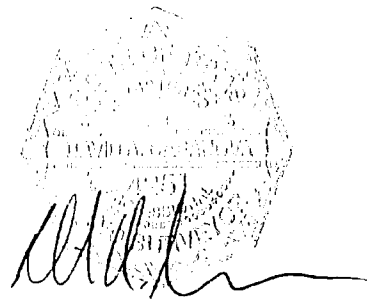
The block contains a handwritten signature in black ink, which appears to be 'Lucy Adame-Clark', written over a faint, circular official seal of the Bexar County Clerk's office.

EXHIBIT B

Permitted Exceptions

1. Restrictive covenants of record set forth in Volume 6577, Page 1692; Volume 6761, Page 473; Volume 8707, Page 656, and Volume 9915, Page 1209, Real Property Records, Bexar County, Texas.
2. Assessments, charges and liens as set forth in the Park 410 West Declaration of Protective Covenants recorded October 31, 1995 in Volume 6577, Page 1692 (amended in Volume 6761, Page 473 and Volume 9915, Page 1209), Real Property Records, Bexar County, Texas.
3. Terms, conditions and stipulations of that certain Non-exclusive Easement Estate created and granted by Reciprocal Easement Agreement, dated effective June 28, 2007, recorded in Volume 12961, Page 1740 and amended in Volume 14755, Page 1937, Real Property Records, Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220178926
Recorded Date: July 20, 2022
Recorded Time: 4:13 PM
Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/20/2022 4:13 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk